

# Park Row

The proactive estate agent



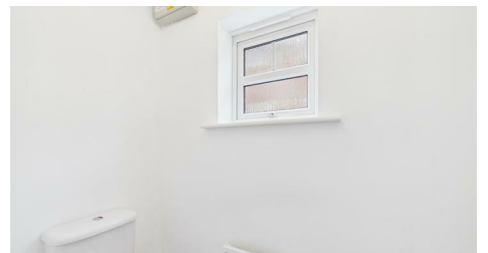
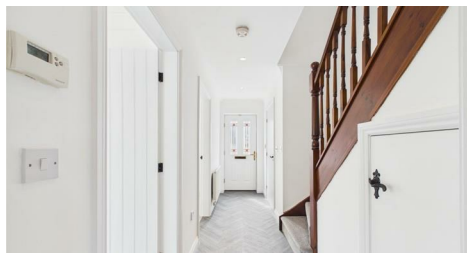
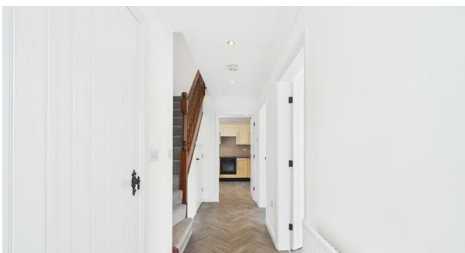
**Inglenook Close, South Milford, LS25 5BF**

**Offers In Excess Of £300,000**



**\*\*END TERRACE HOME\*\*THREE BEDROOMS\*\*OFF STREET PARKING\*\*GARAGE\*\*ENCLOSED REAR GARDEN\*\*DOWNSTAIRS W/C\*\*EN-SUITE\*\*PERFECT FOR FAMILIES\*\***

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!**



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## AGENTS NOTES

Please note that some images within this brochure have been digitally enhanced using virtual staging techniques. Furniture, furnishings, and décor shown are for illustrative purposes only and may not be present in the property. The images are intended to demonstrate the potential use and layout of the space. Prospective purchasers should rely on physical inspections and not solely on the images provided.

## INTRODUCTION

Nestled in the charming Inglenook Close, South Milford, this delightful end terrace home offers a perfect blend of comfort and modern living. Built in 2006, the property spans an impressive 1,215 square feet, providing ample space for families seeking a welcoming environment.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The property boasts three spacious bedrooms, including an en-suite bathroom in the master, ensuring privacy and convenience for the homeowners.

With two bathrooms in total, including a convenient downstairs w/c, this home is designed to accommodate the needs of a busy family. The enclosed rear garden offers a safe and private outdoor space, perfect for children to play or for hosting summer barbecues with friends.

Parking is made easy with off-street parking for one vehicle, along with a garage for additional storage or secure parking. The location in South Milford is ideal, providing a peaceful residential setting while still being within easy reach of local amenities and transport links.

This property is truly a gem, perfectly suited for families looking for a modern home in a friendly community. Don't miss the opportunity to make this lovely house your new home.

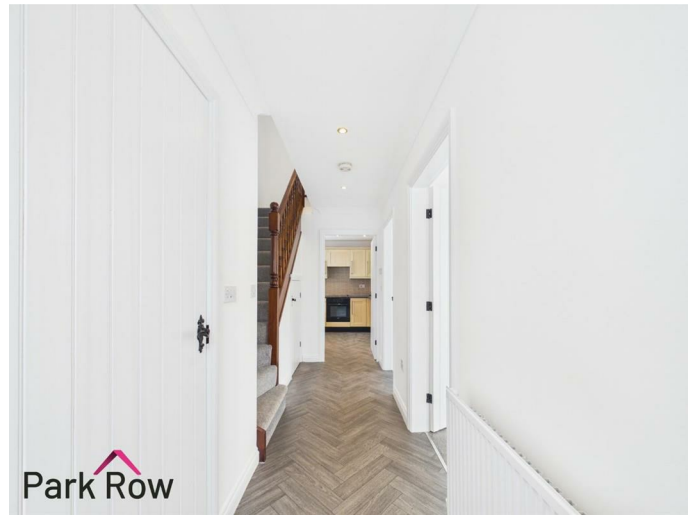
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

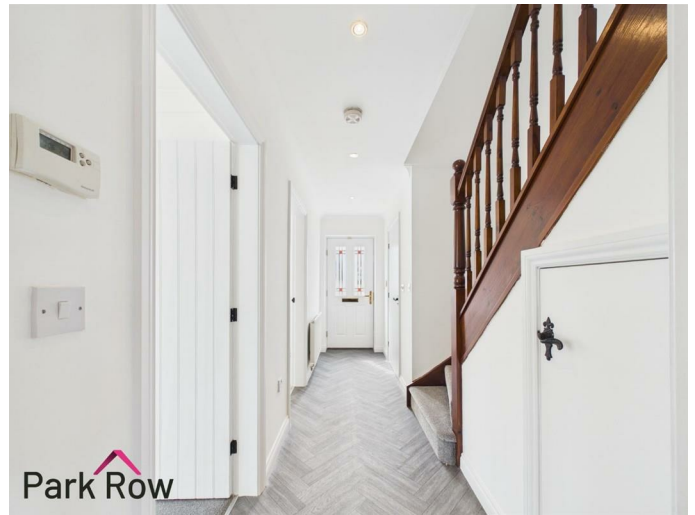
Enter through a red wooden door with double glazed obscure decorative windows within which lead into;

## HALLWAY

3'8" x 14'5" (1.12 x 4.41)



Central heating radiator, under-stairs cupboard with space for storage, stairs which lead up to the first floor accommodation and internal doors which lead into;



**W/C**  
2'11" x 6'5" (0.90 x 1.97)



Double glazed obscure window to the side elevation, a close-coupled w/c and a pedestal hand wash basin with chrome taps over.



**SITTING/DINING ROOM**  
13'10" x 9'6" (4.23 x 2.90)



Double glazed window to the front elevation, central heating radiator and glazed internal double doors which lead into;

**CONSERVATORY**  
10'4" x 9'4" (3.17 x 2.87)



Double glazed windows to all elevations and double glazed double doors which lead out to the rear garden.

## LOUNGE

11'10" x 14'11" (3.62 x 4.56)



Two central heating radiators and double glazed double doors which lead out to the rear garden.

## KITCHEN

8'11" x 10'0" (2.74 x 3.07)



Double glazed window to the side elevation, central heating radiator, wooden base and wall units, granite laminate worktops, integrated electric single oven, built-in ceramic hob, space and plumbing for a washing machine, built in fridge, one and a half white ceramic sink with a drainer and a chrome tap over and splash back tiling along the perimeter.

## FIRST FLOOR ACCOMMODATION

## LANDING

3'10" x 11'2" (1.17 x 3.41)



Access to the loft, a cupboard which holds the boiler and space for storage and internal doors which lead into;



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## BEDROOM ONE

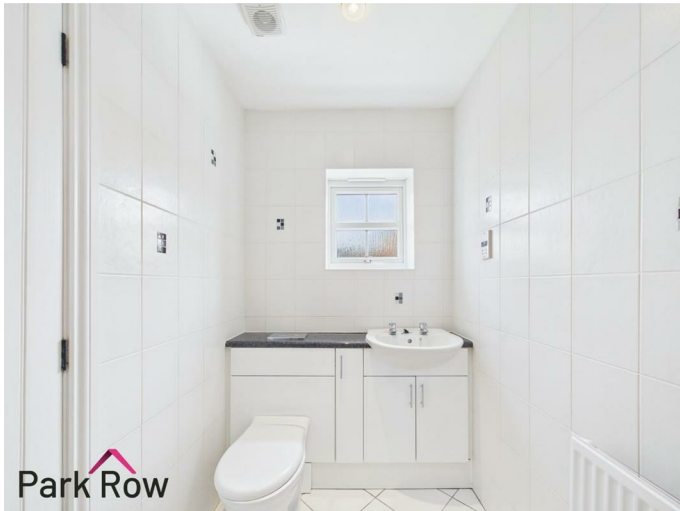
14'6" x 9'8" (4.44 x 2.97)



Double glazed window to the side elevation, central heating radiator and a door which leads into;

## EN-SUITE

9'6" x 4'8" (2.90 x 1.43)



Double glazed obscure window to the side elevation, central heating radiator, glossy vanity unit with a granite laminate countertop, integrated ceramic basin with chrome taps over, back-to-wall w/c, enclosed mains shower with frosted glass and floor to ceiling tiles.



## BEDROOM TWO

11'6" x 9'9" (3.52 x 2.99)



Double glazed window to the side elevation, double glazed window to the front elevation and a central heating radiator.

### BEDROOM THREE

9'4" x 6'6" (2.87 x 1.99)



Double glazed window to the front elevation and a central heating radiator.

### BATHROOM

6'4" x 6'5" (1.95 x 1.98)



Double glazed window to the side elevation, central heating radiator, wooden vanity unit, integrated ceramic basin with chrome taps over, back-to-wall w/c, panel bath with a mains shower over and a glass shower screen and floor to ceiling tiles.



### EXTERIOR

#### FRONT



Paved path up to the front door, decorative stones at either side and shrubs to the right hand side.



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## REAR



Access from the double doors in the conservatory, access from the double doors in the lounge, brick steps down to a paved area with space for seating, a grass area with a rose bush in the left hand corner, dwarf brick walls with wooden fencing on top to the left and right hand side and a brick wall from a neighbors' garage to the front.

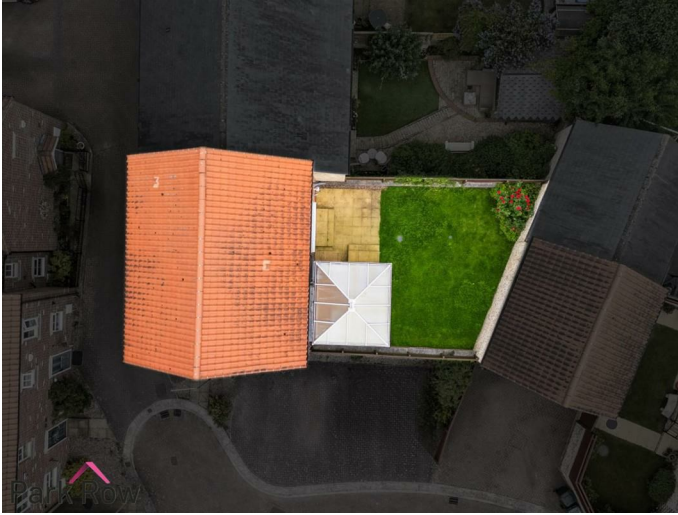


## GARAGE



Access from a side road to the left of the property, paved area in front of the middle garage with parking space for one vehicle and a white up-and-over door.

## AERIAL PHOTO



## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains  
Gas: Mains  
Sewerage: Mains  
Water: Mains/Metered

Broadband: Fibre (FTTP)  
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are

unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS

Mon - Fri 9.00am to 5.30pm  
Saturday - 9.00am to 1pm  
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122  
SELBY - 01757 241124  
GOOLE - 01405 761199  
PONTEFRAC & CASTLEFORD - 01977 791133

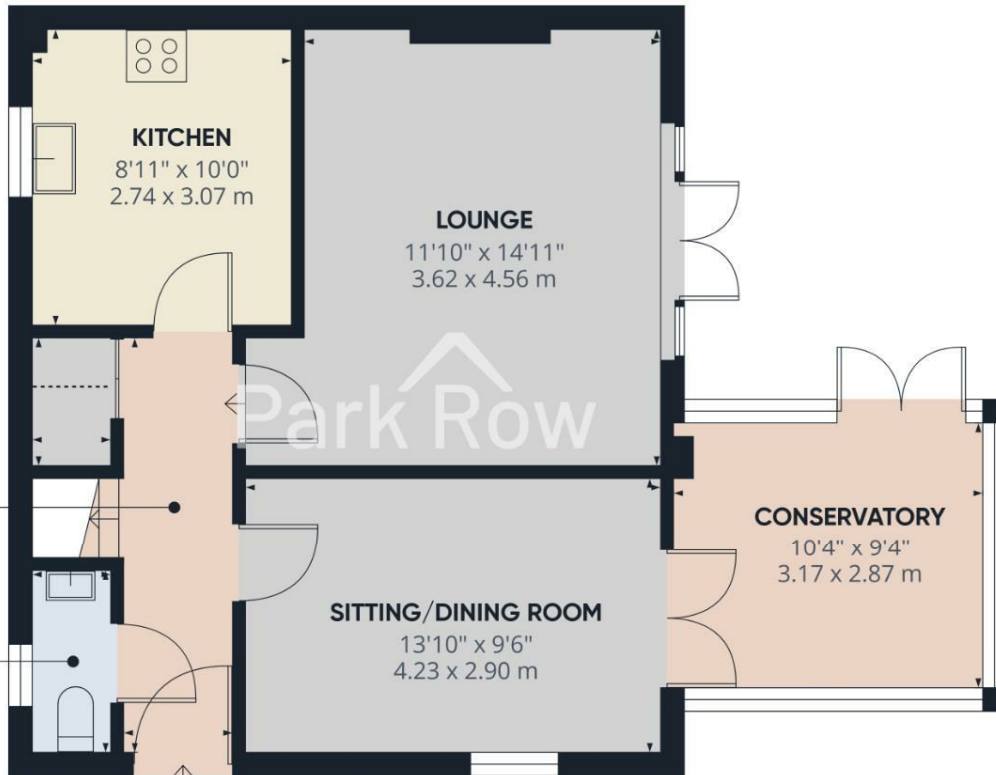
## TENURE AND COUNCIL TAX

Tenure: Freehold  
Local Authority: North Yorkshire Council  
Tax Banding: D

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## VIEWINGS

Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Approximate total area<sup>m</sup>**  
607 ft<sup>2</sup>  
56.5 m<sup>2</sup>

**Reduced headroom**  
6 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

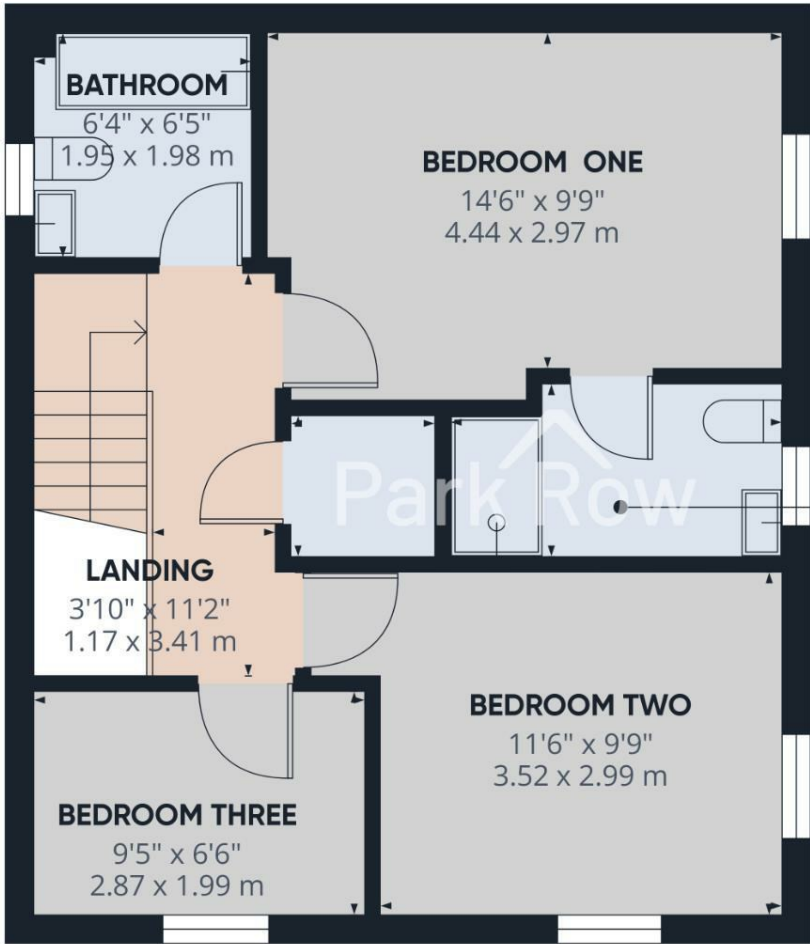
Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Floor 0 Building 1





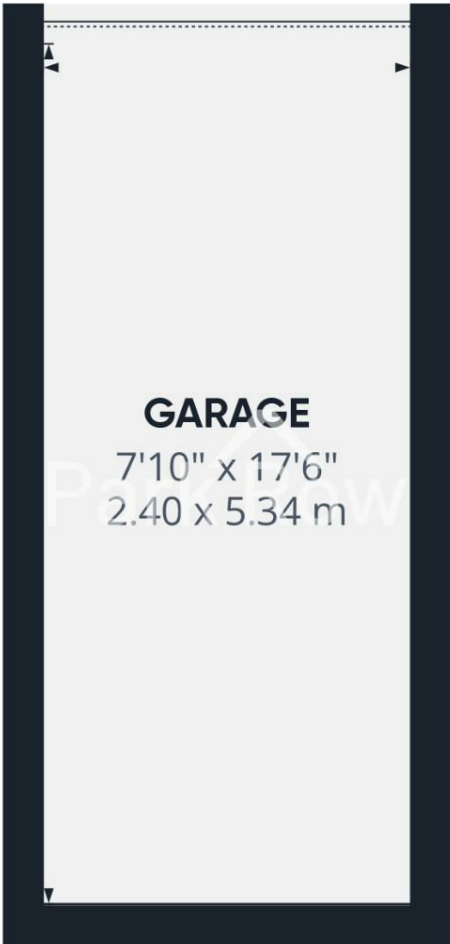
Approximate total area<sup>(1)</sup>  
468 ft<sup>2</sup>  
43.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1 Building 1



**GARAGE**  
7'10" x 17'6"  
2.40 x 5.34 m

Approximate total area<sup>(1)</sup>  
140 ft<sup>2</sup>  
13 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

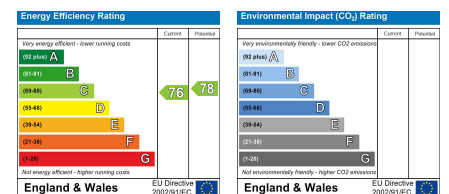
Floor 0 Building 2





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